



607 18 street N
Lethbridge, Alberta

MLS # A2300975



\$254,000

Division:	Westminster		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	596 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Preserved Wood	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Primary Downstairs, Vaulted Ceiling(s)		

Inclusions: Fridge, Electric Stove, microwave, dishwasher, freezer

Welcome to this affordable and comfortable 2-bedroom, 1.5-bath home offering excellent value and functionality! This well-maintained property features a bright and spacious living area that flows seamlessly into the dining space—perfect for everyday living and entertaining. The practical U-shaped kitchen provides ample counter space and storage, making meal preparation efficient and enjoyable. Upstairs, you’ll find two generously sized bedrooms along with a convenient 1.5 bathroom layout designed for comfort and privacy. This home has seen several important updates, including a roof replaced in 2016, a fence installed in 2020, and a brand-new hot water tank in 2025. A new washer and dryer are also included, adding extra convenience for the next owner. Situated in the heart of the Northside, this home offers unbeatable access to all amenities—close to shopping centers, schools, parks, restaurants, and public transit. Whether you’re a first-time homebuyer, downsizing, or looking for a great investment property, this home checks all the boxes for affordability, location, and practicality.